

Townhome Specifications

CODE COMPLIANCE

All construction is completed to United Builders code.
Inspected by State of Minnesota for National Electric Code Compliance.

FOUNDATION

Block foundation, 4' high on 20" x 8" footings
4" perforated tile at exterior of footings into storm sewer line [downspouts run directly in storm sewer lines]
Insulation on exterior foundation walls

FLOOR SYSTEM

4" concrete slab placed over compacted granular fill

EXTERIOR WALLS

2x6 framing 16" O.C.
½" drywall
4 mil vapor barrier
R-19 exterior insulation
7/16" OSB exterior sheathing
Tygar Housewrap
Life-time vinyl siding and accessories

INTERIOR WALLS

2x4 framing 16" O.C.
½" drywall taped and eggshell textured
Interior walls primed and one coat painted – single color (off white)

COMMON/PARTY WALLS

2x4 framing 16" O.C. for each unit [double wall]
½" drywall at interior of unit and 5/8" drywall at common wall for each unit
R-11 insulation at each unit with sound batting
Sound insulation at bathroom/laundry room

CEILINGS

4 mil poly vapor barrier
5/8" drywall primed and textured
R-40 fiberglass ceiling insulation

ROOF SYSTEM

Engineered roof trusses 24" O.C.
½" OSB roof sheathing
Ice and water at eaves
15# paper at balance of roof
30 year laminate shingles
Prefinished 'D' roof edge
Prefinished aluminum fascia and ventilated soffit system
Gravity roof vents and perforated soffits for attic ventilation

WINDOWS AND DOORS

Marvin Integrity casement windows with low E and argon
Steel insulated prehung doors, 6 panel design
Larson Security Series storm door at front door
Dead bolts at house doors
Insulated steel garage door with decorative lights and remote control for your vehicle and exterior keypad entry system
Garage door operator has electric eyes for safety
Steel insulated door at garage to house

INTERIOR TRIM

Oak flush doors and jambs
Colonial oak base and casing
Interior doors and trims stained, sealed and varnished

CONCRETE

4" concrete slabs over compacted granular fill at basement floor, garage, and patios
4" concrete walks, patios and drives with #4 rebar 4' O.C.

LANDSCAPING

Lawns are graded for drainage away from building
Front yard sodded
Rear yard graded and seeded
Landscaping to match existing units

ADDITIONAL

Garage – insulated, sheetrocked, taped & painted
Chrome towel bars and paper holders at bathrooms
Prefinished closet shelving
Lever handle door knobs at all interior doors and interior of exterior doors (bright brass)

CABINETS

Oak cabinetry kitchen and bath
Preformed laminate tops at kitchen (with wood beveled edge) \$200 option
Cultured marble tops on vanities

PLUMBING

Dayton stainless steel kitchen sink
Moen single lever faucets
Badger disposal
One piece tub/shower
4' shower with seat Garden Tub Plan B only
Kohler water closets
Washer and dryer hook-up side by side
Floor drain at garage and mechanical equipment room
50 gallon 60,000 Btu natural gas water heater
2 freeze proof hose bibs

HEATING & AIR CONDITIONING

Heat Roth link in floor zoned heat system
PVC air duct underground for 2nd stage heating and air conditioning systems
1 ½ ton air conditioning
Mechanical air exchanger
Dryer vented to exterior
4" chimney through roof
5" fresh air supply to mechanical room

ELECTRICAL

100 amp underground electrical service
GFI outlets as per code
3 paddle fan ready ceiling boxes
3 TV outlets
3 phone outlets
Smoke detectors as per code
Door bells front and rear
All wiring to code